



3



2



1



D

DavidJames
the estate agent

Violet Road, Carlton, Nottingham, NG4 3QP

Guide Price £270,000

About This Property

This immaculately-presented semi-detached house is perfect for those seeking a ready-to-move-into home in an excellent, convenient location! With its close proximity to both Carlton and Mapperley's amenities, schools and frequent bus services to the City Centre, this property is ideal for families and professionals alike.

Upon entering, you're greeted by a welcoming entrance hall that leads into a spacious open plan lounge/dining room, which is accented by a feature gas fire and French doors that open up to a recently-landscaped rear garden, complete with planting beds and a patio seating area - perfect for relaxing or entertaining.

The heart of the home is the superb modern breakfast kitchen, boasting a central island and integrated appliances which include an oven, microwave, fridge/freezer and dishwasher. Additionally, the garage has been converted to provide an additional versatile family room, which could serve as a home office and would be ideal for those who work remotely. From here, you will also find internal access to the remaining garage space which is currently used as a practical utility room with provision for laundry white goods.

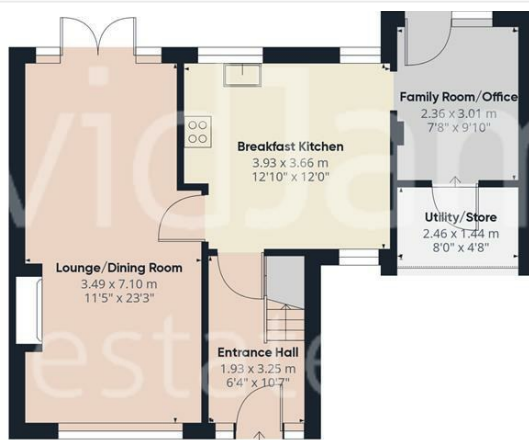
Upstairs, the property hosts three well-sized bedrooms, with the main bedroom featuring fitted wardrobes. The beautiful family bathroom enjoys Terrazo-style tiling, a three-piece suite and a towel radiator.

Externally, the property benefits from a driveway that provides off-street parking for multiple vehicles.

- Semi-detached house
- Immaculately-presented throughout
- Within easy reach of excellent amenities, schools and frequent bus services
- Spacious lounge/dining room with feature gas fire and French doors
- Superb modern breakfast kitchen with integrated appliances
- Versatile family room/home office
- Three bedrooms
- Modern bathroom with three-piece suite
- Recently-landscaped rear garden with patio seating area
- Driveway providing off-street parking for multiple vehicles







Floor 0



Floor 1

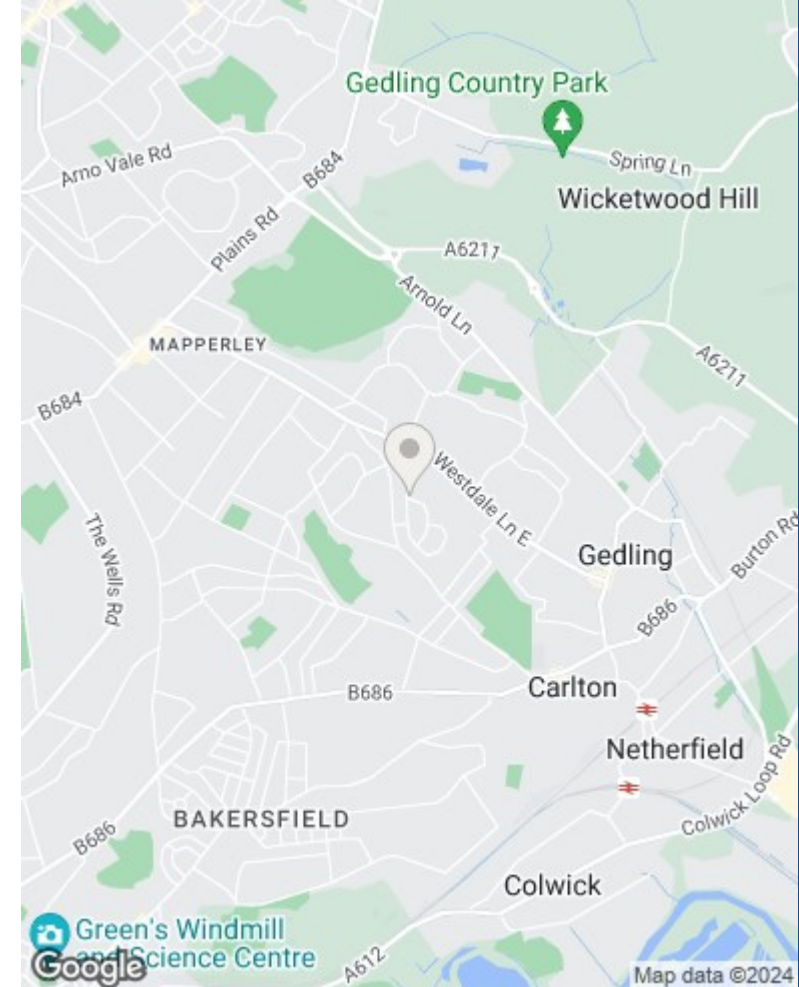


Approximate total area**
91.6 m²
986.01 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property. All services, together with electrical fittings or fitted appliances have NOT been tested. All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only. The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing. If you have a property to sell you may wish to take advantage of our free valuation service. David James Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis: W A Barnes Ltd: £60 including VAT. All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average). MoveWithUs Limited: £188 including VAT (average).

Council Tax Band: C
Gedling Borough Council
Freehold

DavidJames
the estate agent

David James Estate Agents
317 Carlton Hill, Nottingham, NG4 1GL
t: 0115 987 8957 e: carlton@david-james.com

naea | propertymark
PROTECTED

